

**8-3-6: ZONING DISTRICT DESCRIPTIONS:**

**A. A-20 AGRICULTURE, LARGE INCREMENT:**

1. Purpose: The purpose of this district is to control development on the most productive agricultural land in the county.
2. The Agriculture, large increment (A-20) zoning district shall become a grandfathered zone upon the adoption of the amended process for subdividing land. The grandfathered zone retains all existing rights, characteristics, and obligations and shall never be expanded. The applicant may choose the method for development by using the grandfathered rights or by moving to the new density based process for development. Grandfathered means the zone districts retain all development rights and privileges allowed under this zoning district until the applicant chooses to develop under the new density based method for subdividing land or is granted another zoning district classification for development.
3. Intent: The intent of this district is to allow agricultural activity to remain unimpeded in accordance with the right to farm act and other provisions that protect farming in the Idaho Code.
4. Sale of Parcel: The sale of a parcel of land in this zoning district that is 20 or more acres shall be considered for agricultural and not residential use.
5. Submission Of Data/Studies: Prior to recommending development of land in this zoning district the planning and zoning commission shall consider and may require the submission of data/studies on the following:
  - a. Issues such as geography, topography, poor soils, lack of water, and economic viability to determine impact on compatibility and harmony of the agricultural land and proposed development;
  - b. Issues concerning land use patterns in the zone and county and the impact on transportation, water and air quality, and other county services.
6. Subject To Right To Farm Act: Land in the agriculture base zoning districts are subject to provisions of chapter 67-6529 and the right to farm act of the Idaho Code. Parcels of land in these districts may be partitioned and sold for agricultural purposes without being subject to the plotting and review requirement of the county ordinances, and land uses in these districts shall not deprive owners of any privileges of production. Subdivision of land in these districts for the purpose of changing the land use from agriculture to another use shall be subject to the requirements of this and other county ordinances for plotting and review.

## BASE ZONING REGULATIONS

**8-4-1: ZONING RESTRICTIONS AND LAND USE TABLE:** Land use, height, setback, lot size, off-street parking and sign schedules are described in this chapter and Chapter 5 of this title. Permitted land uses are outlined in the following Land Use Matrix (Table 1), land use schedule for the zoning districts. No other uses shall be permitted without being added to the schedule.

P = Permitted Use      C = Conditional Use      PC=Permitted with Conditions      ☐ = Not Permitted  
 (May be allowed)      (Blank)

Title 8, Section 8-4-1

**Table 1                      Land Use Matrix**

Zoning Classification	
Permitted by Right	P
Permitted with Conditions	PC
Conditional Use	CU

<b>Agriculture</b>	A-20
Agriculture, Commercial	P
Agricultural Processing Plant	PC
Beekeeping	P
Blacksmith	PC
Commercial Feed Lot	PC
Dude Ranch	PC
Plant Nursery / Greenhouse	PC
Riding Academy	PC
Riding / Training Stable	PC
Roadside Stand, Agricultural Products	P
Viticulture	P
Wildlife Facility	PC
Wind Farm	CU
Winery	CU

<b>Retail/Services/Office</b>	A-20
Recreation Area	CU
Veterinary Clinic	PC
Waste Material Resale Store	PC

<b>Manufacturing</b>	A-20
Aviation Field, Airport/Heliport	CU
Building Trades Subcontractor	PC
Concrete Batch Plant/Rock Crushing	CU
Construction/General Contractor	PC
Landfill/Gravel Pit Reclamation	CU
Landscaping Contractor Business	PC
Mining	CU
Recycling Drop-Off	CU
Transfer Station	CU

<b>Residential</b> (amd. 2011-08-11)	A-20
Day Care Home, Family (up to 6 children)	P
Day Care, Group (7 – 12 children)	PC
Dwelling, Accessory Unit	PC
Dwelling, Single-Family Detached	P
Mobile Home, Modular Unit, Single-Wide	P
Wind Energy System	PC

<b>Public, Quasi-Public</b>	A-20
Cemetery	P
Church or Place of Worship	CU
Correctional / Penal Institution	CU
Educational Institution	CU
Emergency Service Station	PC
Irrigation Canal/Pipeline	P
Playground	PC
Retreat Center	CU
Sewage Treatment Facility	CU
Telecommunication Tower	CU
Transportation Terminal	CU
Utility Building and Services	PC
Utility Infrastructure/Lines	P
Water Supply or Treatment Facility	PC

<b>Retail/Services/Office</b>	A-20
Animal Grooming / Training	PC
Bed and Breakfast, Residential	PC
Campground, RV Park, Travel Trailer Camp	CU
Composting Facility	PC
Home Occupation	P
Kennel/ Boarding /Pet Daycare	PC

All the land uses in the C-1, C-2, C-3 and M-1 districts shown as a CU will require a Conditional Use Permit to include a commercial development agreement to insure the public health, safety and general welfare and to preserve the integrity of the particular zoning district and surrounding zoning districts, and to protect the property values in the surrounding areas. In order to accomplish any or all of the above goals this permit shall include a property survey and at the discretion of the Planning Administrator may be required to submit a site plan that would include special structural or landscape amenities such as, but not limited to: extra-ordinary setbacks, berms, landscaping, fencing, parking, ingress and egress specifications, etc.

Permitted with conditions (PC) is a use category other than permitted use or conditional use that may be permitted administratively by meeting and maintaining minimum conditions of approval as listed in the PC permit. (See 8-6-2)

**8-4-2: LAND USE SCHEDULE DEFINITIONS:**

<p>AGRICULTURE COMMERCIAL:</p>	<p>The process of raising field, horticultural or garden crops or produce; the raising of domestic animals or fowl; or the planting of tree farms or sod farms for the purpose of commercial production. Includes Agricultural Building and Farm/Ranch.</p>
<p>AGRICULTURAL PROCESSING PLANT:</p>	<p>A facility used for the collection, slaughtering, cooking, dehydrating, refining, bottling, canning, or other treatment of agricultural products where agricultural animal material or wild game, or agricultural crops, is changed and packaged for efficient shipment.</p>
<p>ANIMAL GROOMING/TRAINING:</p>	<p>A place or establishment where small animals/pets are bathed, clipped, or combed for the purpose of enhancing their appearance or health and for which a fee is charged, including day training and related retail sales.</p>
<p>AVIATION FIELD, AIRPORT/HELIPORT:</p>	<p>An area of land or water that is used or designed for the landing and take off of aircraft, any appurtenant areas designated or intended for use by aircraft, and including buildings and facilities thereon for the shelter, servicing or repair of aircraft.</p>
<p>BED &amp; BREAKFAST, RESIDENTIAL:</p>	<p>An establishment or business that is a private, owner-occupied residence with one to three guestrooms, occupied or used as a transient abiding place of individuals or groups of individuals who are lodged for compensation, with or without food service, for a stay of no more than 14 consecutive days.</p>
<p>BEEKEEPING: BLACKSMITHI: BUILDING TRADES SUBCONTRACTOR:</p>	<p>The tending of beehives and the production or processing of bee products.</p> <p>The premises where a person shapes and forges iron with a hammer and anvil.</p> <p>A person hired by a general contractor to perform a specific task as part of the overall building project, such as, but not limited to, framing, plumbing, electrical, drywall, plastering, masonry, roofing, or painting. A building trades subcontractor's place of business may include a business office and shall not include outside storage of any heavy construction equipment.</p>
<p>CAMPGROUND, RV OR TRAVEL TRAILER CAMP:</p>	<p>A parcel of land under single, unified ownership or control, within which spaces are rented or used by the ownership for occupancy by two (2) or more recreational vehicles and may include tent sites, cabin sites, or travel trailer sites for nightly or short-term rental.</p>

CEMETERY:	A place used for interment of human or animal remains, including burial land for earth interments, a mausoleum for vault or crypt interments, a columbarium for cinerary interments, or a combination thereof, and its necessary sales and maintenance facilities.
CHURCH OR PLACE OF WORSHIP:	A permanent building in which religious services and other activities associated with a religious denomination are conducted.
COMMERCIAL FEEDLOT:	Commercial feedlots for the raising and selling of farm animals. Also referred to as Concentrated Animal Feeding Operation, or CAFO.
COMPOSTING FACILITY:	A site where decomposition processes are used on solid waste (including leaves, grass, manures, and non-meat food production wastes) to produce compost.
CONCRETE BATCH PLANT/ROCK CRUSHING:	A temporary facility that produces or processes concrete or asphalt only for use in a particular construction project and only for the duration of that project.
CONSTRUCTION/GENERAL CONTRACTOR:	A person who earns an income from any of the activities commonly referred to as construction and shall include clearing and grubbing, excavation, foundation work, framing, finish carpentry, hardwood flooring, sheetrock, painting, cabinets, plumbing, heating, wiring, roofing, siding, interior construction or remodeling, insulating, exterior construction repair, concrete, tile, log work, stone/brick work, landscaping, installing pools/hot tubs, demolition, road building, paving, and utility installation, plus maintenance of the above. A contractor's residence may include an on-site storage area; however, a contractor's outdoor storage area shall not include inoperable vehicles, junk, or any equipment not related to the contractor's business. (amd 2013-09-09)
CORRECTIONAL/PENAL INSTITUTION:	A facility housing persons awaiting trial or persons serving a sentence after being found guilty of a criminal offense, including treatment or rehabilitation facilities.
DAY CARE, GROUP:	The use of a residential dwelling and the lot upon which it is located to conduct a business providing State of Idaho licensed daytime care of between seven (7) and twelve (12) children, including those who reside at the home, for periods of less than 12 hours per day. (amd. 2011-08-11)
DAY CARE HOME, FAMILY:	The use of a residential dwelling and the lot upon which it is located to conduct a business providing the daytime care of up to six (6) children, including those who reside at the home, for periods of less than 12 hours per day. The State does not require that the provider be licensed. (amd. 2011-08-11)
DUDE RANCH:	A ranch that provides multi-night accommodations for guests, provides a recreational activity or immediate access to recreational activities, has dining facilities on-site, barns, associated buildings, corrals, pastures, and livestock related to a working ranch and/or the recreational activity available to guests. The guest/dude ranch does not include a commercial restaurant, café or bar that caters to the general public, nor does it actively solicit nightly accommodations.

<p>DWELLING, ACCESORY UNIT:</p>	<p>A secondary dwelling unit that may be a detached structure on the same parcel as the primary unit, or attached to the primary residential unit but fully separated from the primary unit by means of a wall or floor and using a separate entrance from the primary unit. It must be subordinate in size to the primary unit and have its own kitchen, bathroom facilities, and bedroom. The maximum size of an accessory dwelling unit shall not exceed 50% of the square footage of the primary residence or 900 square feet whichever is greater, not to exceed a total of 1500 square feet. On parcels of five (5) acres or greater in size, this size restriction shall not apply. Only one (1) accessory dwelling unit shall be allowed per parcel. Accessory dwelling units shall not be permitted on parcels of less than one (1) acre.</p>
<p>DWELLING, SINGLE-FAMILY DETACHED:</p>	<p>A dwelling designed and constructed for occupancy by one household and located on a lot or separate building tract, having no physical connection to a building on any other lot or tract. This includes manufactured homes.</p>
<p>EDUCATIONAL INSTITUTION:</p>	<p>Any teaching facility, including instructional and recreational uses and facilities for students, teachers, and employees.</p>
<p>EMERGENCY SERVICE STATION:</p>	<p>A facility for public safety and emergency services, including fire or sheriff protection or the provision of rescue or ambulance services, and related administrative and training facilities, but not including incarceration facilities.</p>
<p>HOME OCCUPATION</p>	<p>An activity conducted in a dwelling unit or accessory building in a residential zone (A-20, A-2.5, R-1, R-2) as an economic enterprise or for financial gain by a member of the household residing therein that is clearly incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character of the dwelling or the accessory building or change the residential character of the neighborhood. See Chapter 4, Section 8-6-4 for Home Occupation requirements and standards.</p>
<p>IRRIGATION CANAL/PIPELINE</p>	<p>A pipeline or an excavation dug or placed on grade for carrying water for the purpose of irrigation.</p>
<p>KENNEL/BOARDING/PET DAY CARE</p>	<p>The premises where breeding, buying, selling, sheltering, daily care or boarding of domestic animals takes place, whether for profit or pleasure. Anyone who owns or possesses six or more domestic animals for profit or pleasure, breeding or exhibiting, shall be deemed the operator of a kennel.</p>
<p>LANDFILL/GRAVEL PIT RECLAMATION</p>	<p>The stabilization of an inactive portion of a landfill or borrow pit according to an approved land re-use strategy.</p>
<p>LANDSCAPING CONTRACTOR BUSINESS</p>	<p>A business principally engaged in the decorative and functional alteration, planting, and maintenance of grounds.</p>
<p>MINING</p>	<p>Any mining or similar activity including gravel and/or sand pits, quarries, oil, gas, and mineral extractions and treatment activities, facilities and operation. Sod farms, land leveling for agricultural purposes and excavation for permitted uses per this title shall not be included in said definition.</p>
<p>MOBILE HOME/MODULAR UNIT/TRAILER HOME SINGLE-WIDE</p>	<p>A vehicle with or without motive power designed to be used for human habitation. Also, a vehicular portable structure for human habitation built on a chassis and designed to be used without a permanent foundation which is not taxed as real property by the county and state.</p>

PLANT NURSERY/GREENHOUSE	A place at which occurs the growing, cultivation, storage or sales of plants, flowers, garden stock, trees, or shrubs to the public. The plants may be grown on-site outdoors or in a greenhouse. A nursery may be part of a landscaping business.
PLAYGROUND	The provision of outdoor playground or recreation that is accessory to a subdivision, apartment or condo complex, church or other similar principal use, whether public or private.
RETREAT CENTER	A facility used by small groups of people to congregate temporarily for such purposes as education, meditation, spiritual renewal, meetings, conferences, or seminars and which may provide meals, housing, and recreation for participants during the period of the retreat or program only. Such centers may not be utilized by the general public for meal or overnight accommodations. Housing for participants may be in lodges, dormitories, sleeping cabins (with or without baths), or in such other temporary quarters as may be approved, but kitchen and dining facilities shall be located in a single centrally located building or buildings.
RECYCLING DROP-OFF	A location where mobile bins or drop boxes may be sited as a recyclable material collection point for nearby residents for the temporary storage of recoverable/recyclable materials from normal household operations. No permanent storage or processing of such items shall be allowed. This facility would generally be located in a parking lot in public/quasi-public areas, such as in churches or schools.
RIDING ACADEMY	An establishment where horses are boarded and cared for, and where instruction in riding, jumping and showing is offered.
RIDING/TRAINING STABLE	An operation where horses may be stabled for the public for a fee. The owner/operator may provide training for a fee for stabled horses and the owners thereof or the stabled horse owner agent.
ROADSIDE STAND, AGRICULTURAL PRODUCTS	A temporary structure erected for the display of grown or produced agricultural products, generally on the same premises where produced, with no space for customers within the structure itself.
SEWAGE TREATMENT FACILITY	A facility for the collection, treatment and disposal of human waste and wastewater for a given service area.
TELECOMMUNICATION TOWER	A transmission tower that serves an individual user or is privately owned and operated for the purpose of leasing space to others or for commercial use.
TRANSFER STATION	A fixed facility at which solid waste collected from any source is temporarily deposited to await transport to another solid waste facility. A transfer station may include a solid and household waste resale store.
TRANSPORTATION TERMINAL	A facility operated in conjunction with mass transportation for passengers. It may be a building or area where passengers change transportation modes or transfer from one vehicle to another, where transportation vehicles are parked or stored between uses, or where private vehicles are parked for less than 24 hours while the passengers are using the mass transportation system.
UTILITY BUILDING AND SERVICES	The premises and enterprise where electricity, natural gas, telephone, wireless communications, water supply, wastewater treatment, or other services, are provided to customers, and includes substations.

UTILITY INFRASTRUCTURE/LINES	Facilities for the transmission of telephone, cable television, or other broadcasting or communication services, drainage, electricity, gas, irrigation water, sewage, or water, and including relay, booster, pump, or other station.
VETERINARY CLINIC	An establishment for the care and treatment of small or large animals including livestock, horses and household pets under the direction of a licensed veterinarian.
VITICULTURE	The agricultural use of land for the primary purpose of growing, harvesting, producing, or selling of grape or other crops used to produce wine or similar spirits.
WASTE MATERIAL RESALE STORE	An establishment devoted exclusively to the sale of solid and household wastes, on the same premises as a transfer station that has a valid conditional use permit and meeting the requirements in 8-6-2 B.
WATER SUPPLY OR TREATMENT FACILITY	A facility for the storage and/or treatment of culinary water.
WILDLIFE FACILITY	An establishment and operation for the purpose of breeding, raising, rehabilitating, training, protecting, hunting, or selling wild animals, licensed by the state as necessary.
WIND ENERGY SYSTEM	A conversion system turning wind into electricity consisting of a wind turbine and/or a tower or associated control or conversion technologies with a rated capacity appropriate to the on-site electric usage.
WIND FARM	A network of densely arranged, high speed, wind turbines for generating electricity.
WINERY	An agricultural processing facility or business that ferments and processes wine, fruit, or other plants or vegetables into wine. Processing includes wholesale sales, crushing, fermenting, blending, aging, storage, bottling, administrative office functions, and warehousing. Retail sales, tasting facilities, the incidental provision of food without compensation, and related promotions are also included as part of a winery